

PROPOSED

[UNDER DISCUSSION]

**EXHIBIT A
PUBLIC IMPROVEMENT DESCRIPTIONS**

(Capitalized terms not otherwise defined herein shall have the same meaning as described in the Development Agreement, to which this Exhibit A is attached.)

Water and Sewer to Date. This Public Improvement consists of water and sewer improvements and includes fees or costs previously expended by Developer attributable to (i) the funding of the North East Quad Waterline Project, specifically, the costs associated with the general benefit facilities and construction of phases 1A, 1B-1, 1B-2, 1C, 2, 3 and 5, and (ii) the funding of the Steubing North Sanitary Sewer Outfall's first phase of off-site sanitary sewer line improvements, as required by the Sewer Contract, as well as any professional and administrative fees relating thereto.

Off-Site/On-Site Sewer Line. This Public Improvement consists of both off-site sewer line and on-site sewer line improvements. The off-site sewer line improvements include the easement acquisition for and construction of approximately 11,000 feet of off-site sanitary sewer lines and related appurtenances in Segment 2 and 3 of the LIC/Steubing off-site sanitary sewer line, improvements to Segment 4, including construction of approximately 2,000 linear feet of gravity main, 7,000 linear feet of force main, a sanitary sewer lift station, and related appurtenances, as well as any professional and administrative fees relating thereto. The on-site sewer line improvements include the construction of approximately 20,000 feet of gravity mains and 1,100 feet of dual force mains, as well as any professional and administrative fees relating thereto. (All lengths contained herein are approximate and based on engineering estimates and are subject to revision without notice as necessary to support the Project.)

On-Site Water. This Public Improvement consists of domestic water system improvements along roadways and public easements that will provide water service from SAWS of service levels 10 and 11, as well as any professional and administrative fees relating thereto.

Cibolo Canyon Boulevard Improvements. This Public Improvement consists of the construction of Cibolo Canyon Boulevard ("**CCB**") (or another name designated by Developer), a roadway estimated to consist of approximately 14,000 linear feet of 4-lane divided roadway within a varying right-of-way of no less than 110 feet and located within the District and construction of a traffic signal light at the intersection of Bulverde Road and CCB. The improvements may include, but shall

not be limited to, the costs of; (i) the design, (ii) permitting, (iii) construction, (iv) grading, (v) drainage, (vi) pollution abatement, (vii) utility, (viii) lighting, (ix) signage, (x) landscape, (xi) surveying, and (xii) access improvements, associated with the Cibolo Canyon Boulevard Improvements, as well as any professional and administrative fees relating thereto.

North/South Collector Improvements. This Public Improvement consists of the construction of a North/South Collector roadway that will connect CCB to Evans Road and is anticipated to consist of approximately 7,100 linear feet of 2-lane, non-divided, 44-foot pavement width within a 70-foot right-of-way. The North/South Collector Improvements may include, but shall not be limited to, the costs of (i) design, (ii) permitting, (iii) construction, (iv) storm drainage, (v) pollution abatement, (vi) utility, (vii) grading, (viii) landscaping, (ix) lighting, (x) signage, (xi) surveying, and (xii) roadway and access improvements, associated with the North/South Collector Improvements, as well as any professional and administrative fees relating thereto.

Intersection Upgrades. This Public Improvement consists of improvements located within approximately 300 feet of the roadway centerline intersections located at both (i) Bulverde Road and Marshall Road and (ii) Evans Road and Bulverde Road. These intersection upgrade improvements may include, but shall not be limited to, the costs of (i) design, (ii) permitting, (iii) construction, (iv) roadway reconstruction, (v) right-of-way acquisition, (vi) lane widening, (vii) utility reconstruction/relocation, (viii) pollution abatement, (ix) grading, (x) drainage improvements, (xi) street lighting, and (xii) signage and signalization, associated with the Intersection Upgrades, as well as any professional and administrative fees relating thereto.

Cibolo Canyon Extension. This Public Improvement consists of the construction of a four-lane divided roadway from the U.S. 281/Stone Oak Parkway intersection to Bulverde Road along the alignment prescribed by City and is estimated to consist of approximately 7,100 linear feet of 48-foot pavement width within a minimum of 150-foot right-of-way ("***Extension Right-of-Way***"). The Cibolo Canyon Extension improvements may include, but shall not be limited to, the costs of (i) design, (ii) permitting (iii) construction, (iv) roadway, (v) utility, (vi) drainage, (vii) pollution abatement, (viii) signage, (ix) lighting, and (x) signalization associated with the Cibolo Canyon Extension improvements, as well as any professional and administrative fees relating thereto. City will be responsible for the acquisition of the Extension Right-of-Way prior to the initiation of construction of the Cibolo Canyon Extension. After construction is Complete, the Cibolo Canyon Extension shall become City property and will be maintained by the City, such maintenance to include, but not be limited to, the performance of any applicable pollution abatement measures.

Evans Road Improvements. This Public Improvement consists of the construction of roadway improvements to Evans Road from its intersection with Bulverde Road, extending east approximately 1.5 miles, including the replacement of the existing low water crossing at the Elm Waterhole Creek and Evans Road crossing, such replacement structure to be designed to accommodate a one-hundred (100) year

flood event and include a 48-foot pavement width plus utility corridor. The Evans Road Improvements may include, but shall not be limited to, the costs of (i) design, (ii) permitting, (iii) construction, (iv) storm drainage, (v) signage, (vi) lighting, (vii) grading improvements, (viii) pollution abatement, (ix) signalization, and (x) surveying, associated with the Evans Road Improvements, as well as professional and administrative fees relating thereto.

Fire Station Tract. This Public Improvement consists of the acquisition of approximately 2.5-acres of land to be leased to the City as a site for a City Fire Station. The Fire Station Tract improvements may include, but shall not be limited to, the costs of (i) surveying, (ii) engineering and (iii) land acquisition associated with the Fire Station Tract improvement, as well as professional and administrative fees relating to the acquisition of the Fire Station Tract. The Fire Station Tract shall be purchased by the District at its Fair Market Value.

Trail Head Tract. This Public Improvement consists of the acquisition of a tract of approximately 5.832 acres of land to be acquired by District and leased to City as a site to provide access to the Open Space Restricted Tracts. The Trail Head Tract improvement may include, but shall not be limited to the costs of (i) surveying, (ii) engineering and (iii) land acquisition relating to the Trail Head Tract improvement, as well as professional and administrative fees relating thereto. The Trail Head Tract shall be purchased by the District at its Fair Market Value.

Trail Head Improvements. This Public Improvement consists of improvements made on the Trail Head Tract. The Trail Head Improvements may include, but shall not be limited to, the costs of (i) design, (ii) permitting, (iii) construction, (iv) engineering, (v) landscape, (vi) construction, (vii) utilities, (viii) grading, (ix) drainage, (x) signage, (xi) lighting, (xii) roadways, and (xiii) pollution abatement associated with the Trail Head Improvements, as well as professional and administrative fees relating thereto. The Trail Head Improvements shall be specified by the City and approved by the District; provided, however, that the total cost of the Trail Head Improvements will not exceed \$250,000.

Open Space Mitigation. This Public Improvement consists of the acquisition by District of real property to be used as open space land, such acquisition not to exceed the total amount of acreage of real property which is required by any Governmental Authority to be set aside by Developer due to the development of the Land. The Open Space Mitigation real property shall be purchased by the District at no more than Fair Market Value.

Fire Station #48 Improvements. This Public Improvement consists of improvements made at City Fire Station #48, located at 18100 Bulverde Road, San Antonio, Texas. The Fire Station #48 Improvements may include, but shall not be limited to, the costs associated with the (i) design, (ii) permitting, (iii) construction,

(iv) engineering, (v) landscape, (vi) construction, (vii) utilities, (viii) grading, (ix) drainage, (x) signage, (xi) lighting, and (xii) pollution abatement associated with the Fire Station #48 Improvements, as well as professional and administrative fees relating thereto. The Fire Station #48 Improvements shall be specified and performed by the City; provided, however, that the total cost of the Fire Station #48 Improvements will not exceed \$250,000.

Water Quality Monitoring Improvements. This Public Improvement consists of the capital costs of water quality monitoring equipment, required as part of the Golf Course Management Plan, and includes the construction and/or installation of (i) environmental catchment basins including drainage inlet and outfall structures; (ii) non-golf course surface water monitoring equipment; (iii) golf course surface water monitoring equipment; (iv) golf course leachate monitoring equipment; and (iv) groundwater monitoring equipment. The Water Quality Monitoring Improvements may include, but shall not be limited to, the costs of (i) design, (ii) engineering, (iii) permitting, (iv) modeling, (v) equipment, (vi) installation, and (vii) construction, of the Water Quality Monitoring Improvements, as well as professional and administrative fees relating thereto.